



Not to scale. For identification purposes only

- **A single storey retail unit. Advertisement board producing income of £1,050 per annum.**

Description A double fronted single storey retail unit suitable for a number of uses, subject to any relevant planning consents. The property has in the past been let to Pound Stretcher at a rental of £15,000 per annum. The property benefits from an advertising hoarding let to Clear Channel Uk Ltd producing an income of £1,050 per annum.

Situated In a prominent position in Flint town centre fronting Chester Street on the main arterial route through the town. Nearby occupiers of note include Tesco Express, Bargain Booze, Subway and William Hill.

Ground Floor Total floor area 241m² (2,304sqft)